

**A CONFIRMING RESOLUTION designating an  
"Economic Revitalization Area" under I.C. 6-1.1-12.1 for  
property commonly known as Independence Drive,  
Centennial Park Section II, Lot 6, Fort Wayne, Indiana  
46808 (Wayne Fastners, Inc.)**

**WHEREAS**, Common Council has previously designated and declared by Declaratory Resolution the following described property as an "Economic Revitalization Area" under Section 153.02 of the Municipal Code of the City of Fort Wayne, Indiana, of 1993, as amended and I.C. 6-1.1-12.1, to wit:

Attached hereto as "Exhibit A" as if a part herein; and

**WHEREAS**, said project will create six full-time and two part-time, permanent jobs for a total additional payroll of \$186,000, with the average new annual job salary being \$23,250 and retain 32 full-time and three part-time, permanent jobs for a current annual payroll of \$923,000, with the average current annual job salary being \$26,370; and

**WHEREAS**, the total estimated project cost is \$1,200,000; and

**WHEREAS**, recommendations have been received from the Committee on Finance; and

**WHEREAS**, notice of the adoption and substance of said Resolution has been published in accordance with I.C. 6-1.1-12.1-2.5 and I.C. 5-3-1 and a public hearing has been conducted on said Resolution; and

**WHEREAS**, if said Resolution involves an area that has already been designated an allocation area under I.C. 36-7-14-39, The Fort Wayne Redevelopment Commission has adopted a Resolution approving the designation.

**NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE  
CITY OF FORT WAYNE, INDIANA:**

**SECTION 1.** That, the Resolution previously designating the above described property as an "Economic Revitalization Area" is confirmed in all respects.

**SECTION 2.** That, the hereinabove described property is hereby declared an "Economic Revitalization Area" pursuant to I.C. 6-1.1-12.1, said designation to begin on the effective date of this Resolution and shall terminate on December 31, 2005.

**SECTION 3.** That, said designation of the hereinabove described property as an "Economic Revitalization Area" shall apply to a deduction of the assessed value of real estate.

**SECTION 4.** That, the estimate of the number of individuals that will be employed or whose employment will be retained and the estimate of the annual salaries of those individuals and the estimate of the value of redevelopment or rehabilitation, all contained in Petitioner's Statement of Benefits are reasonable and are benefits that can be reasonably expected to result from the proposed described redevelopment or rehabilitation.

1                   **SECTION 5.** The current year approximate tax rates for taxing units within the  
2 City would be:

3                   (a) If the proposed development does not occur, the approximate current year tax  
4                   rates for this site would be \$9.0773/\$100.  
5                   (b) If the proposed development occurs and no deduction is granted, the  
6                   approximate current year tax rate for the site would be \$9.0773/\$100 (the  
7                   change would be negligible).  
8                   (c) If the proposed development occurs, and a deduction percentage of fifty percent  
9                   (50%) is assumed, the approximate current year tax rate for the site would be  
10                  \$9.0773/\$100 (the change would be negligible).

11                  **SECTION 6.** Pursuant to I.C. 6-1.1-12.1, it is hereby determined that the deduction  
12                  from the assessed value of the real property shall be for a period of ten years.

13                  **SECTION 7.** The benefits described in the Petitioner's Statement of Benefits can be  
14                  reasonably expected to result from the project and are sufficient to justify the applicable  
15                  deductions.

16                  **SECTION 8.** For real property, a deduction application must contain a performance  
17                  report showing the extent to which there has been compliance with the Statement of Benefits  
18                  form approved by the Fort Wayne Common Council at the time of filing. This report must be  
19                  submitted to the Allen County Auditor's Office, and the City of Fort Wayne's Department of  
20                  Economic Development and must be included with the deduction application. For  
21                  subsequent years, the performance report must be updated within sixty days after the end of  
22                  each year in which the deduction is applicable.

23                  **SECTION 9.** The performance report must contain the following information

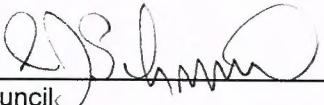
24                  A. The cost and description of real property improvements.  
25                  B. The number of employees hired through the end of the preceding calendar year  
26                  as a result of the deduction.  
27                  C. The total salaries of the employees hired through the end of the preceding  
28                  calendar year as a result of the deduction.  
29                  D. The total number of employees employed at the facility receiving the deduction.  
30                  E. The total assessed value of the real property deductions.  
31                  F. The tax savings resulting from the real property being abated.

32                  **SECTION 10.** That, the taxpayer is non-delinquent on any and all property tax due  
33                  to jurisdictions within Allen County, Indiana.

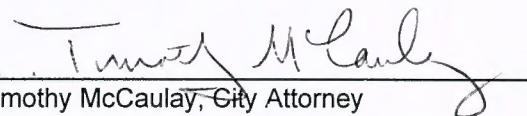
34                  **SECTION 11.** That, pursuant to I.C. 6-1.1-12.1-12 et al, any property owner that  
35                  has received a deduction under section 3 or 4.5 of this chapter may be required to repay the  
36                  deduction amount as determined by the county auditor in accordance with section 12 of said  
37                  chapter if the property owner ceases operations at the facility for which the deduction was  
38                  granted and if the Common Council finds that the property owner obtained the deduction by  
39                  intentionally providing false information concerning the property owner's plans to continue  
40                  operation at the facility.

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**SECTION 12.** That, this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.

  
Member of Council

APPROVED AS TO FORM A LEGALITY

  
J. Timothy McCaulay, City Attorney

**EXHIBIT A**  
**LEGAL DESCRIPTION**

Centenial Industrial Park, Section II, Lot 6. An addition to the City of Fort Wayne, Allen County, Indiana.

Plat map is attached.

EXHIBIT A-1

TR. #111  
ED-T-1899  
-6-85

$$8. \frac{955}{A}$$

✓ SEE SURVEY

27.31-12

N. 44 W. R.R.  
95-8990



Read the first time in full and on motion by Pedrick,  
 and duly adopted, read the second time by title and referred to the Committee on  
Finance, (and the City Plan Commission for recommendation)  
 and Public Hearing to be held after due legal notice, at the Common Council Conference  
 Room 128, City-County Building, Fort Wayne, Indiana, on September 23rd, 1997, at 5:00  
 o'clock P.M., E.S.T.

DATED: 9-23-97

Sandra E. Kennedy  
 SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Pedrick,  
 and duly adopted, placed on its passage. PASSED  
 by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT
TOTAL VOTES	<u>8</u>			<u>1</u>
BENDER	<u>✓</u>			
CRAWFORD	<u>✓</u>			
EDMONDS				<u>✓</u>
HALL	<u>✓</u>			
HAYHURST	<u>✓</u>			
HENRY	<u>✓</u>			
LUNSEY	<u>✓</u>			
RAVINE	<u>✓</u>			
SCHMIDT	<u>✓</u>			

DATED: 9-23-97

Sandra E. Kennedy  
 SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana,  
 as (ANNEXATION) (APPROPRIATION) (GENERAL) (SPECIAL)  
 (ZONING) ORDINANCE RESOLUTION NO. Q-69-97  
 on the 23rd day of September, 1997

Sandra E. Kennedy ATTEST: S. E. Kennedy  
 SANDRA E. KENNEDY, CITY CLERK SEAL PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the  
24th day of September, 1997,  
 at the hour of 10:00, o'clock A.M., M.E.S.T.

Sandra E. Kennedy  
 SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 29th day  
 of September, 1997, at the hour of 3:30  
 o'clock P.M., E.S.T.

P. Helmke  
 PAUL HELMKE, MAYOR

Admn. Appr. \_\_\_\_\_

DIGEST SHEET

**TITLE OF ORDINANCE:** **Confirming Resolution**

**DEPARTMENT REQUESTING ORDINANCE:** **Department of Economic Development**

**SYNOPSIS OF ORDINANCE:** This is to confirm the designation of an Economic Revitalization Area for Wayne Fastners, Inc. for real property improvements in the amount of \$1,200,000. In order to expand, Wayne Fastners, Inc. will build a new 45,000 square foot manufacturing and distribution facility.

**EFFECT OF PASSAGE:** The effect of passage is the creation of eight new jobs and the retention of 35 existing jobs.

**EFFECT OF NON-PASSAGE:** The effect of non-passage is the potential loss of eight new jobs and the potential loss of 35 existing jobs.

**MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS):** No expenditures of public funds required.

**ASSIGNED TO COMMITTEE (PRESIDENT):** **Don Schmidt**

BILL NO. R-97-09-05

REPORT OF THE COMMITTEE ON FINANCE

DONALD J. SCHMIDT - JOHN N. CRAWFORD - CO-CHAIR  
ALL COUNCIL MEMBERS

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS REFERRED AN ~~(ORDINANCE)~~ (RESOLUTION) confirming resolution designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as Independence Drive, Centennial Park Section II, Lot 6, Fort Wayne, Indiana 46808 (Wayne Fasteners, Inc.)

\_\_\_\_\_  
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\_\_\_\_\_  
\_\_\_\_\_

HAVE HAD SAID ~~(ORDINANCE)~~ (RESOLUTION) UNDER CONSIDERATION AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID ~~(ORDINANCE)~~ (RESOLUTION) \_\_\_\_\_

DO PASS

DO NOT PASS

ABSTAIN

NO REC

D.S.l

Thomas Hayhurst

Martin A. Bender

John J. Lavelle

James P. Kennedy

Rebecca Carlson

John D. Capp

Debbie Hale

DATED: 9-23-97

Sandra E. Kennedy  
City Clerk



## THE CITY OF FORT WAYNE

CITY-COUNTY BUILDING • ROOM 122 • FORT WAYNE, INDIANA 46802 • 219-427-1221 • FAX 219-427-1371

SANDRA E. KENNEDY, CITY CLERK

September 10, 1997

Ms. Connie Lambert  
Fort Wayne Newspapers, Inc.  
600 West Main Street  
Fort Wayne, IN 46802

Dear Ms. Lambert:

Please give the attached full coverage on the date of September 13, 1997, in both the News Sentinel and Journal Gazette.

RE: Legal Notice for Common Council  
of Fort Wayne, IN

Notice of Public Hearing  
September 23, 1997

Bill Nos. R-97-09-04 & R-97-09-05  
Revitalization Areas

Bill No. G-97-09-06  
Bill No. G-97-09-07  
Alley Vacations

Please send us 3 copies of the Publisher's Affidavit from both newspapers.

Thank you.

Sincerely yours,

Sandra E. Kennedy  
City Clerk

SEK/ne  
ENCL: 3

NOTICE OF PUBLIC HEARING  
FORT WAYNE  
COMMON COUNCIL

(RESOLUTIONS NO. R-97-09-04 AND R-97-09-05)

NOTICE IS HEREBY GIVEN THAT THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA, APPROVED A RESOLUTION ON 9-9-97, DATE DESIGNATING PROPERTY AT Independence Drive, Centennial Industrial Park, Section II, Lot 6, Fort Wayne, Indiana 46808  
(Wayne Fastners, Inc.)

AN ECONOMIC REVITALIZATION AREA. A DESCRIPTION OF THE AFFECTED AREA CAN BE INSPECTED IN THE COUNTY ASSESSOR'S OFFICE.

COMMON COUNCIL WILL CONDUCT A PUBLIC HEARING ON WHETHER THE ABOVE DESCRIBED RESOLUTION SHOULD BE CONFIRMED, MODIFIED AND CONFIRMED OR RESCINDED ON Tuesday, September 23, 1997, at 5:00 o'clock

DATE, TIME & PLACE  
Common Council Conference Room 128, 1st Floor, City-County Building,  
One Main Street, Fort Wayne, Indiana

IF CONFIRMED, SAID DESIGNATING SHALL CONTINUE FOR ONE (1) YEAR AFTER CONFIRMATION.

ALL INTEREST PERSONS ARE INVITED TO ATTEND AND BE HEARD AT THE PUBLIC HEARING.

"REASONABLE ACCOMMODATIONS" FOR PERSONS WITH A KNOWN DISABLING CONDITION WILL BE CONSIDERED IN ACCORDANCE WITH STATE AND FEDERAL LAW. ANY PERSON NEEDING A "REASONABLE ACCOMMODATION" SHOULD NOTIFY PUBLIC INFORMATION OFFICE (219)427-1120, TTY (219) 427-1200, AT LEAST SEVENTY-TWO (72) HOURS PRIOR TO THE MEETING.

SANDRA E. KENNEDY  
CITY CLERK

FW COMMON COUNCIL  
(Governmental Unit)

ALLEN County, Indiana

To: The News-Sentinel Dr.  
P.O. Box 100  
Fort Wayne, IN

**PUBLISHER'S CLAIM****LINE COUNT**

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of type in which the body of the advertisement is set)  
-- number of equivalent lines \_\_\_\_\_

Head -- number of lines \_\_\_\_\_

Body -- number of lines \_\_\_\_\_

Tail -- number of lines \_\_\_\_\_

Total number of lines in notice \_\_\_\_\_

**COMPUTATION OF CHARGES**

41 lines, 1 columns wide equals 41 equivalent lines  
at .364 cents per line

\$ 14.92

Additional charge for notices containing rule or tabular work  
(50 percent of above amount) \_\_\_\_\_

Charge for extra proofs of publication (\$1.00 for each proof in excess of two) \_\_\_\_\_

1.00

**TOTAL AMOUNT OF CLAIM**

\$ 15.92

**DATA FOR COMPUTING COST**

Width of single column 12.5 ems

Number of insertions 1

Size of type 6 point

Pursuant to the provisions and penalties of Chapter 155, Acts 1953,

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Date: SEPT 13, 19 97

Title: \_\_\_\_\_

*Julie L Smith*  
Clerk

**PUBLISHER'S AFFIDAVIT**

State of Indiana )

) ss:

Allen County )

Personally appeared before me, a notary public in and for said county and state, the undersigned JULIE L SMITH who, being duly sworn, says that he/she is Clerk of the The News-Sentinel newspaper of general circulation printed and published in the English language in the (city) (town) of Fort Wayne, IN in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for 1 time \_\_\_\_\_, the dates of publication being as follows:

9-13-97

*Julie L Smith*

Subscribed and sworn to before me this 13th day of SEPT, 19 97.

*Mary L Schneider*  
Notary Public

MARY L SCHNEIDER  
NOTARY PUBLIC STATE OF INDIANA  
ALLEN COUNTY  
MY COMMISSION EXP JUNE 14,2001

My commission expires:

**FW COMMON COUNCIL**

(Governmental Unit)

**ALLEN**

County, Indiana

To:

The Journal-Gazette

Dr.

P.O. Box 100

Fort Wayne, IN

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 -- number of equivalent lines \_\_\_\_\_

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Tail -- number of lines \_\_\_\_\_

Total number of lines in notice \_\_\_\_\_

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1.00**TOTAL AMOUNT OF CLAIM**\$ 15.92**DATA FOR COMPUTING COST**Width of single column 12.5 emsNumber of insertions 1Size of type 6 point

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Date: SEPT 13, 19 97

Title: \_\_\_\_\_

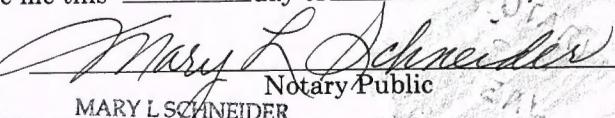
Clerk**PUBLISHER'S AFFIDAVIT**

State of Indiana )

) ss:

Allen County )

Personally appeared before me, a notary public in and for said county and state, the undersigned JULIE L SMITH who, being duly sworn, says that he/she is Clerk of the The Journal-Gazette newspaper of general circulation printed and published in the English language in the (city) (town) of Fort Wayne, IN in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for 1 time \_\_\_\_\_, the dates of publication being as follows:  
9-13-97

Subscribed and sworn to before me this 13th day of SEPT, 19 97.

 Notary Public  
 MARY L SCHNEIDER  
 NOTARY PUBLIC STATE OF INDIANA  
 ALLEN COUNTY

My commission expires:

MY COMMISSION EXP JUNE 14,2001

 SANDRA E. KENNEDY  
 CITY CLERK  
 #512945